

2.4 REFERENCE NO - 16/505212/FULL			
APPLICATION PROPOSAL			
Demolition of an outbuilding. Erection of a two storey extension with a 1st storey dormer window to front and back and a single storey rear extension as amended by drawing DKM/6549/02 Rev 04 received 26 September 2016			
ADDRESS 18 Keycol Hill Bobbing Kent ME9 8ND			
RECOMMENDATION Approve			
SUMMARY OF REASONS FOR RECOMMENDATION			
The principle of development is accepted and the scheme would not unacceptably harm the setting of the adjacent listed building, residential or visual amenities.			
REASON FOR REFERRAL TO COMMITTEE			
Recommendation contrary to Parish Council view.			
WARD Bobbing, Iwade And Lower Halstow	PARISH/TOWN COUNCIL Bobbing	APPLICANT Mr Darren Monk AGENT DKM Consultants	
DECISION DUE DATE 14/09/16	PUBLICITY EXPIRY DATE 30/08/16		
RELEVANT PLANNING HISTORY (including appeals and relevant history on adjoining sites):			
App No	Proposal	Decision	Date
15/506844/FULL	Erection of a two storey side extension, front porch with pitched roof, double garage to the rear and gravel drive.	Withdrawn	29.10.2015

1.0 DESCRIPTION OF SITE

- 1.01 No.18 Keycol Hill is a two storey semi detached property with a grassed amenity space surrounding the property on three sides.
- 1.02 The property sits in an elevated position above the A2, frontage views are heavily disrupted by a row of well established planting to the front of the site.
- 1.03 Vehicular access and parking is provided to the rear of the property.
- 1.04 The surrounding area on the northern side of the A2 is largely comprised of a modern housing development. However, immediately adjacent to the application site to the east sits No.14-16 Keycol Hill which is a grade II listed pair of cottages.

2.0 PROPOSAL

- 2.01 This application seeks planning permission for the erection of a two storey side and single storey rear extension. The demolition of the outbuilding does not require permission and as such no further assessment is made of this.
- 2.02 The side extension would sit on the side of the site closest to the adjacent listed buildings and measure 3.4m in width and 7.2m in depth. The ridgeline of the existing pair of semi detached properties would be continued and the flat roofed dormers that exist on both the front and rear elevation would also be continued.

- 2.03 The rear extension would measure 4m in depth and 5.4m in width. It would be predominately flat roofed, measuring 3m in height for the most part but also including a roof lantern increasing the height to 3.5m.

3.0 PLANNING CONSTRAINTS

- 3.01 14-16 Keycol Hill – grade II listed building – the application site is adjacent to this.
- 3.02 Potential Archaeological Importance

4.0 POLICY AND OTHER CONSIDERATIONS

The National Planning Policy Framework (NPPF)

- 4.01 Paragraph 132 states that *“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.”*
- 4.02 The (NPPF) and the National Planning Practice Guidance (NPPG) are relevant in terms of encouraging good design standards and minimising the potential impacts of any development upon the amenity of neighbouring residents.

Adopted Swale Borough Local Plan 2008

- 4.03 Saved policy E1 sets out standards applicable to all development, saying that it should be well sited and appropriate in scale, design and appearance with a high standard of landscaping, and have safe pedestrian and vehicular access whilst avoiding unacceptable consequences in highway terms;
- 4.04 Saved policy E6 sets out that the quality, character and amenity value of the wider countryside will be protected and where possible enhanced.
- 4.05 Saved policy E14 states that proposals which affect a listed building and/or its setting will only be permitted if the buildings special architectural or historic interest and its setting are preserved.
- 4.06 Saved policy E19 states that the Borough Council expects development to be of high quality design and should amongst other requirements provide development that is appropriate to its context in respect of scale, height and massing, both in relation to its surroundings, and its individual details;
- 4.07 Saved policy E24 sets out that planning permission for alterations and extensions to existing buildings will only be granted planning permission providing they are of a high quality design; are in scale with the individual building details of the building or its surroundings; maintain or enhance the character of the streetscene; preserve

architectural, landscape, or nature conservation features of interest; and protect residential amenity.

- 4.08 Saved policy RC4 states that for dwellings in the rural area with an existing ground floor area of 50 square metres or more the Borough Council will permit only modest extensions of an appropriate scale, mass and appearance to the location.

Emerging Swale Borough Local Plan ‘Bearing Fruits 2031’ – Proposed Main Modifications June 2016

- 4.09 Policies CP4, CP8, DM11, DM14, DM16 and DM32.

Supplementary Planning Documents

- 4.10 Designing an Extension – A Guide for Householders; and Listed Buildings

5.0 LOCAL REPRESENTATIONS

- 5.01 Surrounding properties were sent a consultation letter and a site notice was displayed close to the site. No responses were received.

6.0 CONSULTATIONS

- 6.01 Bobbing Parish Council objects to this application on the grounds that the proposal does not preserve the setting of the listed building.

- 6.02 The County Archaeological Officer states that;

“The proposed development is located on Keycol Hill, the route of the former Roman road to the coast and adjacent to a Listed Building which may have medieval origins. Archaeological remains including Roman burials have been found alongside the road in Keycol Hill. Furthermore the site lies very close to the remains of First World War defences of the Chatham Land Front.

Although limited it is possible that archaeological remains may be encountered during the proposed groundworks and I would recommend that provision is made for an archaeological watching brief.”

7.0 BACKGROUND PAPERS AND PLANS

- 7.01 Application papers and correspondence relating to planning reference 16/505212/FULL.

8.0 APPRAISAL

Principle of Development

- 8.01 The site lies within the designated countryside where the principle of development is governed by saved policies E6, RC4 and the adopted SPG. These advise that “modest” extensions in the countryside will be acceptable subject to them not increasing the size of the dwelling by more than 60% over the floor space of the original property.

- 8.02 In this instance the application proposes an increase on the original floorspace of approximately 87%. However, I take the view that the surrounding area is suburban

in character with a developed frontage to both sides of the A2 and a relatively modern housing development sited to the rear of the application site. Furthermore, I also take into account that the host property sits 300m from the built up area boundary of Sittingbourne and close to the Key Street roundabout. As such, I am of the opinion that the location of the property is far removed from the countryside locations that the policies above are in place to protect. Therefore, I consider that an extension to the dwelling as proposed would in reality give rise to little harm to the character of the countryside. I also note that the adjoining property has been extended in a similar fashion.

- 8.03 Due to the above assessment I am of the opinion that whilst the proposed extension is in excess of what would normally be considered acceptable, it is acceptable in principle in this location.

Impact upon the designated heritage asset

- 8.04 A key consideration in the determination of this application is the Council's statutory duty to preserve the listed building or its setting, or any other features of special architectural or historic interest which it possesses, as set out in Section 16 of The Planning (Listed Buildings and Conservation Areas) Act 1990.
- 8.05 In this case the applicant sought pre application advice regarding the scheme prior to formal submission of the proposal. The side extension proposed would be set 2m away from the boundary with No.16 Keycol Hill which in turn is set approximately a further 4m from the common boundary. As such, even accounting for the extension, a gap of 6m will be retained between the properties. Additionally, an important consideration is the layout of the adjacent listed building, the front elevation of which sits forward of the host property. I also note that the proposed extensions to the property would more closely address the rear extended element of the listed building rather than the main listed building.
- 8.06 As a result of the degree of separation between the extension and the listed building, its layout and original historic features sitting in front of the host property I take the view that the proposal would not cause unacceptable harm to the setting of the listed building.
- 8.07 The proposed extensions follow the design of the existing pair of semi detached properties and the dormer windows have been reduced in scale following pre application advice with the Council. The rear single storey element has been set in from the flank wall of the main dwelling to not only lessen the impact on the existing building but also to lessen the view of this extension from the rear of the adjacent listed building and also to open up the access to the rear garden at that point.
- 8.08 Overall, despite the views of the Parish Council, I am satisfied that the design is acceptable and with suitable conditions regarding materials; dormer construction details; constructional cross section of the rear extension showing the roof light and parapet wall design; and details of the rear bi-folding door I believe harm to the setting of the listed building will be limited.

Residential Amenity

- 8.09 As set out above, No.16 to the east is separated from the flank wall of the side extension by approximately 6m. The rear extension proposed is set in from the flank wall of the side extension by 1m. The extension as a whole projects 6.8m past the rear elevation of No.16, however, due to the gap between the properties I am of the

view that the impact upon the residential amenities of this property would not be unacceptable.

- 8.10 On the opposite side the rear extension is set in from the common boundary with No.20 by 2.6m. Therefore, although the rear single storey element projects by 4m, due to the gap between the flank wall and the common boundary with No.20 I do not consider that this element of the proposal would have an unacceptable impact upon the residential amenities of this property.

Visual Amenities

- 8.11 The application site is a modern style semi detached property with flat roofed dormer windows on the front and rear elevation. The adjoining property has been extended and the flat roofed dormer windows have been continued into the extended part of the property. As such, the proposed side extension would balance the properties when viewed from the front. I appreciate that generally, flat roofed dormers are not encouraged but due to the existing development any other form of first floor arrangement would in my opinion appear incongruous. As such I consider that the flat roofed design is appropriate and therefore acceptable in this case.
- 8.12 As set out above, the applicant has engaged in pre application discussions with the Council regarding this scheme. As part of this process design amendments such as setting the flank of the dormers in from the side elevation and setting the rear extension in from the flank wall of the side extension have been incorporated into the application. As such, I consider the design of the proposal to be acceptable and the result is a scheme that in my view would not give rise to harm to visual amenities.

9.0 CONCLUSION

- 9.01 As set out above I consider that the principle of development is accepted in this location and that the proposal would not give rise to unacceptable harm to the setting of the listed building, residential or visual amenities. I recommend planning permission is granted.

10.0 RECOMMENDATION – GRANT Subject to the following conditions:

- (1) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which the permission is granted.

Reason: In pursuance of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- (2) The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those on the existing building in terms of type, colour and texture.

Reason: In the interest of visual amenities.

- (3) The development hereby approved shall be carried out in accordance with the following approved drawings: 'Proposed elevations and floorplans' received 9 June 2016 and DKM/6549/02 Rev 04 received 26 September 2016.

Reason: For the avoidance of doubt and in the interests of proper planning.

- (4) No development shall take place until constructional details of the dormer windows at a scale of 1:20 have been submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the details as agreed.

Reason: In the interests of visual amenities and to preserve the setting of the listed building.

- (5) No development shall take place until a constructional cross section of the single storey rear extension showing the roof light arrangement and parapet wall design to a scale of 1:20 has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details as agreed.

Reason: In the interests of visual amenities and to preserve the setting of the listed building.

- (6) The glazing used in the dormer windows shall match the glazing details of the existing dormer windows.

Reason: In the interests of visual amenities and to preserve the setting of the listed building.

- (7) No development shall take place until joinery details of the rear bi-folding doors at a scale of 1:5 together with details of frames and mouldings have been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenities and to preserve the setting of the listed building.

- (8) No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a watching brief to be undertaken by an archaeologist approved by the Local Planning Authority so that the excavation is observed and items of interest and finds are recorded. The watching brief shall be in accordance with a written programme and specification which has been submitted to and approved by the Local Planning Authority.

Reason: To ensure that features of archaeological interest are properly examined and recorded.

The Council's approach to this application:

In accordance with paragraphs 186 and 187 of the National Planning Policy Framework (NPPF), the Council takes a positive and proactive approach to development proposals focused on solutions. We work with applicants/agents in a positive and proactive manner by:

- Where possible, suggesting solutions to secure a successful outcome.
- As appropriate, updating applicants/agents of any issues that may arise in the processing of their application.

In this instance:

The application was considered by the Planning Committee where the applicant/agent had the opportunity to speak to the Committee and promote the application.

- NB For full details of all papers submitted with this application please refer to the relevant Public Access pages on the council's website.
The conditions set out in the report may be subject to such reasonable change as is necessary to ensure accuracy and enforceability.